

84 bedroom Commercial Property for sale in San Roque, Cádiz

11,700,000€



Situated within the prestigious San Roque Golf Resort in Cádiz, the Hotel represents an exceptional opportunity to acquire a substantial and versatile property in one of Southern Spain's most desirable and fast-developing postcodes. Adjacent to the world-famous Sotogrande residential development, this private, gated retreat offers the perfect blend of exclusivity, tranquility, and accessibility—making it ideal for redevelopment as a luxury hotel, boutique resort, wellness destination, or even an upscale senior living residence.

The property comprises eighty-four spacious bedrooms, each featuring an en-suite bathroom or shower room. Many of the rooms enjoy private balcony areas with captivating views over the Andalusian countryside and golf greens, while the full penthouse suites offer a rare sense of scale and elegance. The existing layout provides generous communal spaces that lend themselves perfectly to reimagining as spa facilities, fine dining areas, or leisure amenities.

Adding to its appeal, the Hotel features a private swimming pool surrounded by landscaped gardens, creating a serene environment for relaxation and recreation. Furthermore, it benefits from a secure private parking area with ample space for numerous vehicles, ensuring convenience, safety, and peace of mind for guests and residents alike.

Set within a secure, gated community with 24-hour security, the Hotel delivers both privacy and tranquility in an environment designed for comfort and exclusivity.

San Roque Golf occupies an enviable position between the vibrant hubs of Marbella and Gibraltar, with both reachable within thirty-five minutes. Málaga Airport lies just an hour away, Gibraltar Airport within thirty minutes, and Jerez Airport forty-five minutes. The cosmopolitan city of Seville is a two-hour drive, while the Moroccan coast and Tangier can be reached via a short ferry crossing from nearby Algeciras. This outstanding connectivity, combined with the

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|  84 bedrooms |  0 bathrooms |  6,975m ² Build size |
|  8,637m ² Plot size |  Swimming Pool |  South orientation |
|  Carport garage |  Private garden |  Private pool |
|  Amenities near |  Transport near |  Air conditioning |
|  Fully fitted kitchen |  Utility room |  Fireplace |
|  Basement |  Guest room |  Storage room |
|  Gym |  Alarm |  Double glazing |
|  Dining room |  Barbecue |  Security service 24h |



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